

THE HOUSING AUTHORITY
OF THE CITY OF
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:00 P.M. Regular meeting January 15, 2009 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Roll Call:

Chairman Albert G. Brien
Vice Chairman Charles Baldelli
Commissioner Lucienne L. Cote
Commissioner Gerard Frappier
Commissioner Normand Laliberte
Commissioner John Notarangelo
Commissioner Gerard Remillard

Executive Director, Robert Kulik
Deputy Director, Duncan C. Speel - Absent
Attorney Paul Fontaine

- 1A. Good and Welfare for the Audience

2. Minutes of the regular meeting of December 18, 2008 and Special Meeting of January 2, 2009 were brought up for discussion.

The minutes were received and placed on file upon motion of Vice Chairman Baldelli and seconded by Commissioner Laliberte.

Chairman Brien questioned the attorneys about the meeting tapes being destroyed after each meeting. Attorney Fontaine stated that he believes they should be kept 2 to 5 years. Attorney Fontaine went on to say about the discretions of the conversations on tape to be kept from scrutiny. Chairman Brien asked Attorney Mike Murphy and Attorney Paul Fontaine to look into this issue of how long tapes should be kept and bring it back to the Board for the next meeting where the Board could vote individually according to the information and see about making a policy for the retention of Board tapes.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Brien
Vice Chairman Baldelli
Commissioner Cote
Commissioner Frappier
Commissioner Laliberte
Commissioner Notarangelo
Commissioner Remillard

3. Bills for month of December, 2008 were then brought up for approval upon motion of Commissioner Cote, seconded by Vice Chairman Baldelli.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Brien
Vice Chairman Baldelli
Commissioner Cote
Commissioner Laliberte
Commissioner Frappier
Commissioner Notarangelo
Commissioner Remillard

4. Communications and Interest of the Authority.

Chairman Brien asked for a motion to receive and place on file communication items A through B. Commissioner Cote made the motion and was seconded by Vice Chairman Baldelli.

A roll call vote was taken; the following were the "Ayes" and "Nays":

AYES

NAYS

Chairman Brien
Vice Chairman Baldelli
Commissioner Cote
Commissioner Frappier
Commissioner Laliberte
Commissioner Notarangelo

Commissioner Remillard

Commissioner Cote noticed that Communication A, Haven of Grace report for December was not in the packet. It was noted that it had not been made available for this meeting. Commissioner Cote asked if this could be amended.

Chairman Brien asked for a motion to amend Item 4 Communications and Interest of the Authority to Communication B only.

Commissioner Laliberte asked to rescind his original vote to Nay. Chairman Brien asked for a motion to have Commissioner Laliberte's vote rescinded. A motion was made by Commissioner Frappier and seconded by Commissioner Cote.

A roll call vote was taken; the following were the "Ayes" and "Nays":

AYES

NAYS

Chairman Brien
Vice Chairman Baldelli
Commissioner Cote
Commissioner Frappier
Commissioner Laliberte
Commissioner Notarangelo
Commissioner Remillard

Chairman Brien asked for a motion to receive and place on file communication item B only. Commissioner Laliberte made the motion and was seconded by Vice Chairman Baldelli.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays":

AYES

NAYS

Chairman Brien
Vice Chairman Baldelli
Commissioner Cote
Commissioner Frappier
Commissioner Laliberte
Commissioner Notarangelo
Commissioner Remillard

5. Report of the Secretary

- A. The Executive Director's Report was received and placed on file upon motion of Commissioner Laliberte, seconded by Vice Chairman Baldelli.

The Executive Director began his report with the communications with Marie Butler from SAC (Special Application Center) in Chicago regarding the disposition of the scattered sites and Ms. Butler responded that the application has been reviewed by SAC and has been sent on to our HUD Field Office for certification. We will have communications with Director Blanchette and find out exactly where we stand on that. Vice Chairman Baldelli responded with a "thank you" it has been a long, long wait.

The Director went on to mention that our Fee Accountants, Fenton & Ewald, were here yesterday and the Board has been provided with a copy their report. Mr. Kulik stated that the Commissioners also received a draft of the 2009 budget, they also have 2009 budget notes and when the Finance Department gets to their time to speak tonight, he will let them go over it with everyone.

Director Kulik went on to say that we have communications from Deputy Director Cwieka with the Procurement Audit report done by Asia Stambler, HUD Engineer, who was here for 3 days dated January 6, 2009. Mr. Kulik explained each of the Findings. Ms. Stambler stated at our exit conference that there was only one major problem and that was the fact that she didn't like the \$122,000 award of contract for the purchase of technology of our telephone communication system and went on to explain that our telephone and wire internet system was all broken up so we went to Verizon, Cox Communications and Nortel and they all said that it was such a complex situation, they couldn't correct it and they recommended Apex Technology. The Director finally stated that at the closeout of the audit we were not aware of any of the other findings until 2 months later.

The Director went on to state that the WHA was never informed of the new Procurement Policy and we found out when we were putting together a library of rules and regulations and found it on the internet. Mr. Kulik went on to explain that after review, the Procurement Policy did it say or mention anything about over \$2,000 we needed to get 3 quotes. The WHA has answered this letter that we will never do that again and rather than fight them.

Vice Chairman Baldelli questioned if all of the Housing Authorities in the state also required to get 3 quotes. Mr. Kulik responded that they do now. Vice Chairman Baldelli stated that he would like the WHA to find out if all of the Housing Authorities are doing this now. Commissioner Frappier agreed that other Housing Authorities should be contacted and find out they are handling their Procurement. Director Kulik stated that we will take a poll taken of this and have it for the next meeting.

Chairman Brien asked that if Mr. Mariano and Duncan Speel took the course and aware of the policy, how can the Director now say we were unaware of this policy. The Director stated that all of the findings should have been audited under the old Procurement Policy and all of these contracts were entered into before HUD issued this new training and that is what my objection is.

Chairman Brien was concerned that in Finding #4 that the WHA certified to follow the Procurement Policy using sealed bid procedures over \$100,000, that the HUD Deputy Director has modified and amended the Procurement Policy to \$25,000 according to the letter we received. The Director explained that the Procurement Policy is \$100,000 and until these findings are closed, we have to go this one step further and get HUD's approval for contracts over \$25,000.

Chairman Brien went on to state that he did not agree with Deputy Director Speel's interpretation of the Procurement Policy regarding the insurance contracts.

Commissioner Laliberte stated that the auditor has to give you a written report before they leave the facility so you may argue, dispute, etc. They cannot go back to their office and state a finding that was not mentioned. Commissioner Laliberte feels that this should be challenged as this was not done professionally. Director Kulik responded that he would like to send out our letter and let it rest because to fight Boston HUD is not going to do us any good. There was a lengthy discussion regarding answering HUD without challenging the method of auditing. Finally, Chairman Brien suggested that if the Board wants to, they can put something on the agenda and vote on it at the next meeting. Chris Small stated that we are certifying that we are going forward.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Brien
Vice Chairman Baldelli
Commissioner Cote
Commissioner Frappier
Commissioner Laliberte
Commissioner Notarangelo
Commissioner Remillard

B. The Deputy Director's report.

Deputy Director was absent.

C. The reports of the Direct Staff, Legal and Financial were received and placed

on file upon motion of Commissioner Cote, seconded by Commissioner Notarangelo.

Steven Mariano and Chris Small gave an overview of the draft of the 2009 budget and plan to have a detailed budget for the February meeting.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Brien
Vice Chairman Baldelli
Commissioner Cote
Commissioner Frappier
Commissioner Laliberte
Commissioner Notarangelo
Commissioner Remillard

6. Report of Committees

None

7. Unfinished Business

None

8. Good and Welfare for Commissioners

Chairman Brien stated that the WHA should follow the same schedule as the City when it closes for snow storms; if the City closes at 2:00 p.m. then we close at 2:00 p.m., or 4:00 p.m., etc. Chairman Brien went on to discuss the Holiday Dinner that he feels it is inappropriate for an agency like ours and made reference to Rodio & Ursillo that due to the economy, in lieu of a Holiday party, they donated to a needy organization and the Chairman feels we should have done the same. Vice Chairman Baldelli disagreed with the Chairman regarding the Holiday Dinner and feels that any dinners should be held in the City of Woonsocket. Chairman Brien agreed to accept this as long as they are in the City of Woonsocket. Commissioner Laliberte also feels they should be held in the City. Director Kulik invited the Commissioners to Giancarlo’s after the Reorganization Meeting in April, and no one disagreed.

9. New Business

- A. Chairman Brien asked for a motion for Approval of the High Rise Designation Plan Expiring on June 28, 2009. A motion was made by Commissioner Laliberte and seconded by Vice Chairman Baldelli.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and Nays".

AYES

NAYS

Chairman Brien
Vice Chairman Baldelli
Commissioner Cote
Commissioner Frappier
Commissioner Laliberte
Commissioner Notarangelo
Commissioner Remillard

10. Chairman Brien asked for a motion to adjourn. Motion made by Commissioner Laliberte and seconded by Commissioner Cote at 5:32 p.m. Roll call vote was unanimous.

Robert Kulik, Executive Director